

Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

MAY 20, 2019

9:30

Calendar No. 19-68:

**10409 Meech Ave./Division
of Park Maintenance and
Properties Invoice WO-7010-
465123**

**Ward 2
Kevin L. Bishop**

Number Two Grace LLC., owner, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of Natasha Bruister, Project Coordinator, for the Division of Park Maintenance and Properties on March 13, 2019 regarding Invoice WO-7010-465123. The invoice was issued in accordance with chapter 209 of the Cleveland Codified Ordinance which authorizes the Department of Parks Maintenance and Properties to abate nuisances on any property and bill the owner of the abated property at a rate of seven cents per square foot (Filed April 12, 2019).

9:30

Calendar No. 19-69:

**10409 Meech Ave./Division
of Park Maintenance and
Properties Invoice WO-7010-
546250**

**Ward 2
Kevin L. Bishop**

Number Two Grace LLC., owner, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of Natasha Bruister, Project Coordinator, for the Division of Park Maintenance and Properties on March 13, 2019 regarding Invoice WO-7010-546250. The invoice was issued in accordance with chapter 209 of the Cleveland Codified Ordinance which authorizes the Department of Parks Maintenance and Properties to abate nuisances on any property and bill the owner of the abated property at a rate of seven cents per square foot (Filed April 12, 2019).

9:30

Calendar No. 19-80:

1523 E. 122 Street

**Ward 9
Kevin Conwell
13 Notices**

B.R. Knez, owner, proposes to erect an 18' x 40' two story frame single family residence with 20' x 20' detached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 355.04(b) which states that the maximum gross floor area shall not exceed 50 percent of the lot size or in this case 1600 square feet and the appellant is proposing 2,013 square feet.
2. Section 357.06(a) which states that the required front yard setback area is 15 feet and the appellant is 14 feet.
3. Section 357.09(b)(2)(B) which states that the required interior side yard is 6 feet 7 inches and the appellant is proposing 4 feet 5 inches for the house and 1 foot for the window well.
4. Section 357.13(b)(4) which states open porches shall not be less than 10 feet from the property line and the appellant is proposing 8 feet.

5. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)

9:30

Calendar No. 19-81:

1510 E. 123 Street

Ward 9

Kevin Conwell

13 Notices

B.R. Knez, owner, proposes to erect an 18' x 40' two story frame single family residence with 20' x 20' detached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 357.09(b)(2)(B) which states that the required interior side yard is 6.57 feet and the appellant is proposing 5 feet for the house and 1 foot 4 inches for the window well.
2. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)

9:30

Calendar No. 19-82:

1514 E. 123 Street

Ward 9

Kevin Conwell

13 Notices

B.R. Knez, owner, proposes to erect an 19' x 46' two story frame single family residence with 20' x 20' detached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 355.04(b) which states that the maximum gross floor area shall not exceed 50 percent of the lot size or in this case 2,631 square feet and the appellant is proposing 2,731 square feet.
2. Section 357.09(b)(2)(B) which states that the required interior side yard is 7 feet and the appellant is proposing 5 feet for the house and 1 foot 4 inches for the window well.
3. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)

9:30

Calendar No. 19-83:

1518 E. 123 Street

Ward 9

Kevin Conwell

13 Notices

B.R. Knez, owner, proposes to erect an 19' x 46' two story frame single family residence with 20' x 20' detached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 355.04(b) which states that the maximum gross floor area shall not exceed 50 percent of the lot size or in this case 2,270 square feet and the appellant is proposing 2,490 square feet.
2. Section 357.09(b)(2)(B) which states that the required interior side yard is 7 feet and the appellant is proposing 5 feet for the house and 1 foot 4 inches for the window well.
3. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)

9:30

Calendar No. 19-86:

601 Erieside Avenue

Ward 3

Kerry McCormack

5 Notices

City of Cleveland, owner, and Great Lakes Science Center, lessee, propose to use unpaved lawn area as a parking lot for events at First Energy Stadium in a B3 General Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that accessory off-street parking spaces, driveways, and maneuvering areas shall be surfaced with concrete, asphaltic concrete, asphalt or similar surfacing material.
2. Section 349.07(b) which states that accessory off-street parking spaces shall be provided with wheel or bumper guards that are so located that no part of a parked vehicle will extend beyond such parking space. (Filed April 25, 2019)

9:30

Calendar No. 19-88:

1017 Starkweather Ave.

Ward 3

Kerry McCormack

15 Notices

Sutton 5th Street LLC., owner, proposes to erect a 20.8' x 57'.8' two story single family residence with an attached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 355.04(b) which states that the minimum lot area for a single family dwelling in a 'B' Area District is 4,800 square feet and the lot area is 3,267 square feet; this section also states that the maximum gross floor area shall not exceed 50 percent of the lot size or in this case 1,633 square feet and the appellant is proposing 1,796 square feet.
2. Section 357.04(a) which states that the required front yard setback is 14 feet and the appellant is proposing 13.33 feet.
3. Section 357.09(b)(2)(B) which states that the required interior side yard is 6.4 feet and the appellant is proposing 5 feet.
4. Section 357.08 which states that the required rear yard is 25.6 feet and the appellant is proposing 22 feet.
5. Section 357.13(b)(4) which states that open front porches shall not be less than 10 feet from the property line and the appellant is proposing 8 feet.
6. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)

9:30

Calendar No. 19-89:

1019 Starkweather Ave.

Ward 3

Kerry McCormack

15 Notices

Sutton 5th Street LLC., owner, proposes to erect a 20.8' x 57'.8' two story single family residence with an attached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 355.04(b) which states that the minimum lot area for a single family dwelling in a 'B' Area District is 4,800 square feet and the lot area is 3,267 square feet; this section also states that the maximum gross floor area shall not exceed 50 percent of the lot size or in this case 1,633 square feet and the appellant is proposing 1,796 square feet.
2. Section 357.04(a) which states that the required front yard setback is 14 feet and the appellant is proposing 13.33 feet.

3. Section 357.09(b)(2)(B) which states that the required interior side yard is 6.4 feet and the appellant is proposing 5 feet.
4. Section 357.08 which states that the required rear yard is 25.6 feet and the appellant is proposing 22 feet.
5. Section 357.13(b)(4) which states that open front porches shall not be less than 10 feet from the property line and the appellant is proposing 8 feet.
6. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)

9:30

Calendar No. 19-90:

1021 Starkweather Ave.

Ward 3

Kerry McCormack

15 Notices

Sutton 5th Street LLC., owner, proposes to erect an 21.8' x 50' three story frame single family residence with an attached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 355.04(b) which states that the minimum street frontage is 25 feet and no frontage is proposed. The minimum lot area for a single family dwelling in a 'B' Area District is 4,800 square feet and the lot area is 2,217 square feet; this section also states that the maximum gross floor area shall not exceed 50 percent of the lot size and the appellant is proposing 1,805 square feet.
2. Section 357.09(b)(2)(B) which states that the required interior side yard is 6.5 feet and the appellant is proposing 5.3 feet.
3. Section 357.08 which states that the required rear yard is 26.1 feet and the appellant is proposing 20.42 feet for the dwelling and 12 feet for the upper deck over hang.
4. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot and the proposed distance is 5.33 feet.
5. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)

9:30

Calendar No. 19-91:

1023 Starkweather Ave.

Ward 3

Kerry McCormack

15 Notices

Sutton 5th Street LLC., owner, proposes to erect an 21.8' x 50' three story frame single family residence with an attached garage in a B1 Two-Family. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified ordinances:

1. Section 355.04(b) which states that the minimum street frontage is 25 feet and no frontage is proposed. The minimum lot area for a single family dwelling in a 'B' Area District is 4,800 square feet and the lot area is 2,217 square feet; this section also states that the maximum gross floor area shall not exceed 50 percent of the lot size and the appellant is proposing 1,805 square feet.
2. Section 357.09(b)(2) which states that the required interior side yards shall total 10 feet and the appellant is proposing 5 feet.
3. Section 357.09(b)(2)(B) which states that the required interior side yard is 6.5 feet and the appellant is proposing 5 and 0 feet.

4. Section 357.08 which states that the required rear yard is 26.1 feet and the appellant is proposing 20.42 feet for the dwelling and 12 feet for the upper deck over hang.
5. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot and the proposed distance is 5.33 feet.
6. Section 341.02(b) which states that City Planning Commission approval is required prior to the issuance of a building permit. (Files April 25, 2019)